New 20-Year Lease | 3.50% Annual Rental Increases | Corporate Guaranty (110+ Locations)

OFFERING MEMORANDUM

WESTMINSTER, COLORADO (DENVER MSA)

Marcus & Millichap
THE SULO GROUP

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Exclusively Listed by:

Dominic Sulo
Senior Managing Director
CHICAGO OAKBROOK
Tel: (630) 570-2171
DSulo@marcusmillichap.com
License: IL 475.134920

Sam Malato
Director Investments
CHICAGO OAKBROOK
Tel: (630) 570-2263
SMalato@marcusmillichap.com
License: IL 475.179469

Co-Listed With:

Spencer Berkley
Director Investments
Tel: (602) 687-6836
Spencer.Berkley@marcusmillichap.com
License: AZ SA703812000

Broker of Record:
Adam Lewis
License: ER.100091205

Marcus & Millichap

Oakbrook, IL
1 Mid America Plaza #200
Oakbrook Terrace, IL 60181
P: +1 630-570-2200

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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OFFERING SUMMARY

PROPERTY ADDRESS

The Academy ECE of Westminster
5170 West 113th Avenue
Westminster, CO 80031

OFFERING SUMMARY	
Price:	$5,048,000
Cap Rate:	6.35%
Net Operating Income:	$320,509*
Building Square Footage:	13,118 Sq Ft
Year Built:	2001
Lot Size:	+/- 1.31 Acres

LEASE SUMMARY	
Tenant:	ES Colorado, LLC
Guaranty:	Corporate
Lease Commencement:	2/26/2021
Rent Commencement:	3/1/2026
Lease Expiration:	2/28/2046
Lease Term Remaining:	19+ Years
Lease Type:	Absolute Net**
Roof and Structure:	Tenant Responsible
Rental Increases:	3.50% Annual Increases
Renewal Options:	Three, Ten-Year
Right of First Refusal:	Yes (30 Days)

* NOI is based off the 3/1/2027 rental increase. Seller to credit the difference in rent at closing.

OPERATING DATA

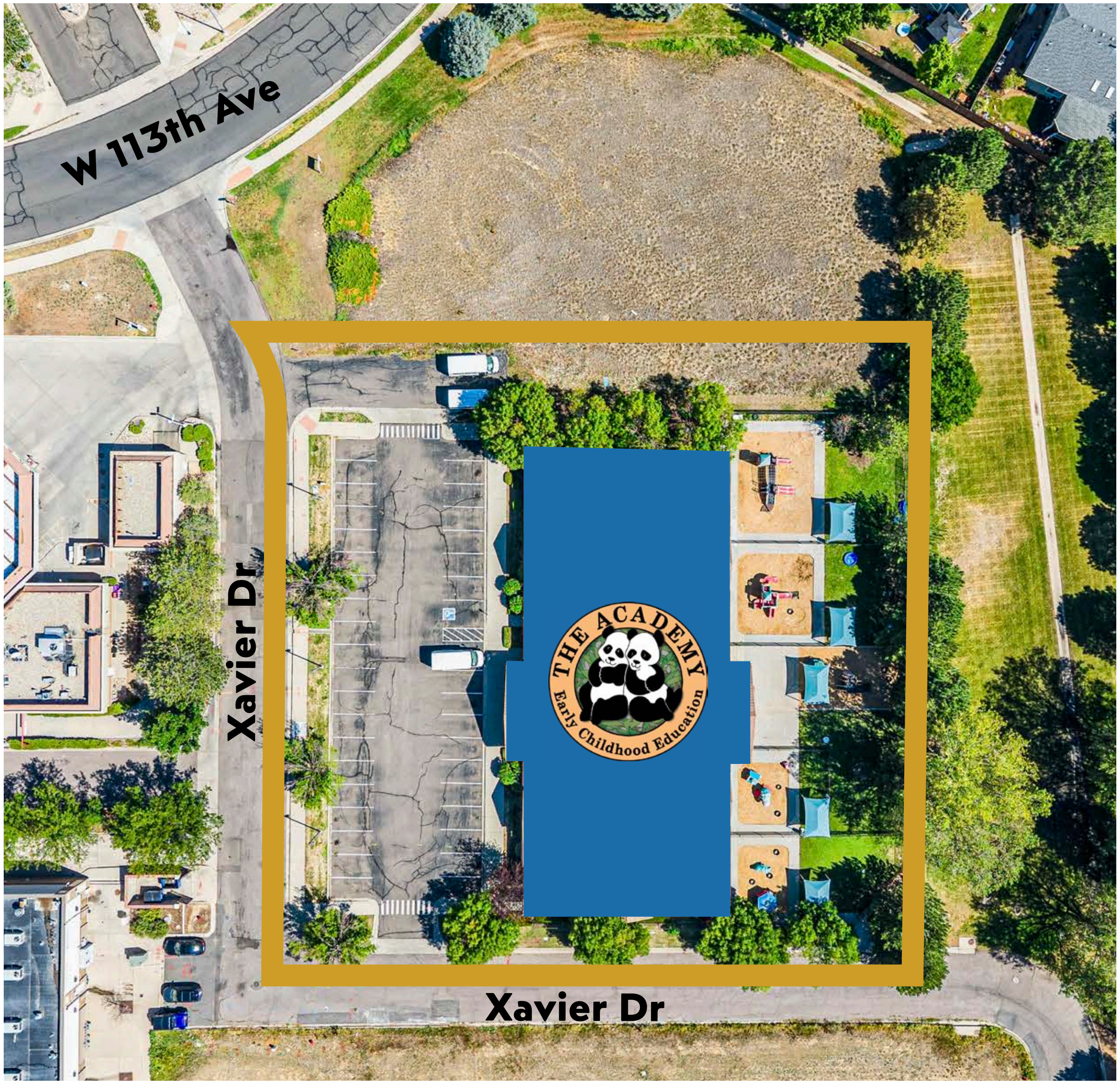
Year	Start Date	End Date	Annual Rent	Cap Rate
7	3/1/2027	2/28/2028	$320,509	6.35%
8	3/1/2028	2/28/2029	$331,727	6.57%
9	3/1/2029	2/28/2030	$343,337	6.80%
10	3/1/2030	2/28/2031	$355,354	7.04%
11	3/1/2031	2/28/2032	$367,791	7.29%
12	3/1/2032	2/28/2033	$380,664	7.54%
13	3/1/2033	2/28/2034	$393,987	7.80%
14	3/1/2034	2/28/2035	$407,777	8.08%
15	3/1/2035	2/28/2036	$422,049	8.36%
16	3/1/2036	2/28/2037	$436,821	8.65%
17	3/1/2037	2/28/2038	$452,110	8.96%
18	3/1/2038	2/28/2039	$467,933	9.27%
19	3/1/2039	2/28/2040	$484,311	9.59%
20	3/1/2040	2/28/2041	$501,262	9.93%
21	3/1/2041	2/28/2042	$518,806	10.28%
22	3/1/2042	2/28/2043	$536,964	10.64%
23	3/1/2043	2/28/2044	$555,758	11.01%
24	3/1/2044	2/28/2045	$575,210	11.39%
25	3/1/2045	2/28/2046	$595,342	11.79%

** Tenant is responsible for all repairs and maintenance. Major capital replacements (roof, structure, HVAC, etc.) are landlord-funded only when repair costs exceed 50% of replacement cost, with tenant reimbursement through amortized rent payments at 8% interest.

INVESTMENT HIGHLIGHTS

- **Corporate Guaranty from Top 10 Operator in the Country (110+ Locations)**
    - Endeavor Schools currently operates over 110 locations across fourteen states.
    - Ricardo Campo founded Endeavor Schools in 2012, and the company has grown significantly in size and stature since then.
    - Endeavor Schools reached the 100-school milestone via targeted operating company acquisitions such as Turtle River Montessori in Jupiter, Florida.
- **New 20-Year Lease with 3.50% Annual Rental Increases**
    - Following five years of successfully operating the school, the tenant executed a new 20-year lease commencing in 2026.
    - The lease features 3.50% annual rent increases, providing a strong hedge against inflation.
    - The tenant has three successive options to extend the lease for ten year periods.
- **Located in the Highly Affluent Westminster, CO Market (Denver MSA)**
    - The subject property is located in an area with an average household income exceeding $142,000 within a 2-mile radius.
    - The median home value exceeds $682,000 within a 2-mile radius of the subject property.
    - Westminster's strategic location between Denver and Boulder provides residents with access to two of Colorado's largest employment centers, supporting a highly educated workforce and strong long-term demand for childcare services.
- **Absolute Net Lease with Modest Rental Rate**
    - The tenant is paying only $24.43 PSF, which is a low rental rate compared to childcare properties of similar caliber.
    - The tenant shall pay all costs, expenses, fees and charges incurred in connection with the use or occupancy of the leased property.
- **17 Feeder Schools are Located Within a 3-Mile Radius**
    - There are approximately 9 middle schools and 8 high schools within a 3-mile radius of the subject property.
    - The demand for childcare remains extremely strong, with the U.S. childcare market expected to grow at a compound annual growth rate (CAGR) of 4.18% between 2023 and 2030.
    - The key factor driving the growth is the rising demand for early daycare & education services with more parents returning to work in offices, the rising number of single & working mothers and the accessibility of government funding.

SITE PLAN



W 113th Ave
Xavier Dr
THE ACADEMY
Early Childhood Education
Xavier Dr

WHY BUY A DAYCARE CENTER?

The U.S. child care market is expected to grow at a compound annual growth rate of 4.18% from 2023 to 2030 and is expected to reach USD 83.6 billion by 2030.

The key factors driving the U.S. child care market growth include increasing government funding for childcare, rising demand for daycare centers; and an increase in the number of women employment.

The early education and daycare segment dominated the U.S. child care market with a share of around 47% in 2022. This is attributable to the increase in the rising demand along with the government funding to child care centers.

The market is benefiting from the advancement of learning technologies for children. Educational tools like Starfall, based on advanced technology, are transforming the U.S. childcare market by providing engaging activities and games for children to learn art, languages, and mathematics.

4.18%
Annual Growth
Expected Growth Rate from 2023 to 2030

$60.4B
Industry
Expected to Grow to $83.6B by 2030

47%
Market Share
U.S. ECE Segment in 2022

AERIAL OVERVIEW

AERIAL OVERVIEW

TENANT PROFILE

Endeavor Schools is a growing family of private schools that is united by the belief that families deserve schools that are worthy of their trust. Families deserve schools that are authentically committed to the safety, well-being and development of each child that they serve. Each of our schools is unique—and must be—in order to meet the specific needs of each local community.

Endeavor Schools employs a rigorous selection process for identifying prospective partner schools. As they integrate a new partner school into our network, they work to identify, celebrate and preserve its foundational elements—its core philosophy, pedagogical approach and traditions. At the same time, they believe it is their responsibility to challenge their schools to continue to evolve to better meet the needs of their community. They seek to engage families and team members to surface their hopes and dreams for their school, and then provide their schools with the tools and resources to transform those ideas into reality.

Our vision is to create optimal teaching and learning environments that transform the lives of those they serve.

Company Type:	Private
Location:	Miami, Florida (110+ Locations Across 13 States)
Website:	https://www.endeavorschools.com/

9th Largest
Corporate Operator in the Country

2012
Year Founded

110+ Locations
Corporate Guaranty

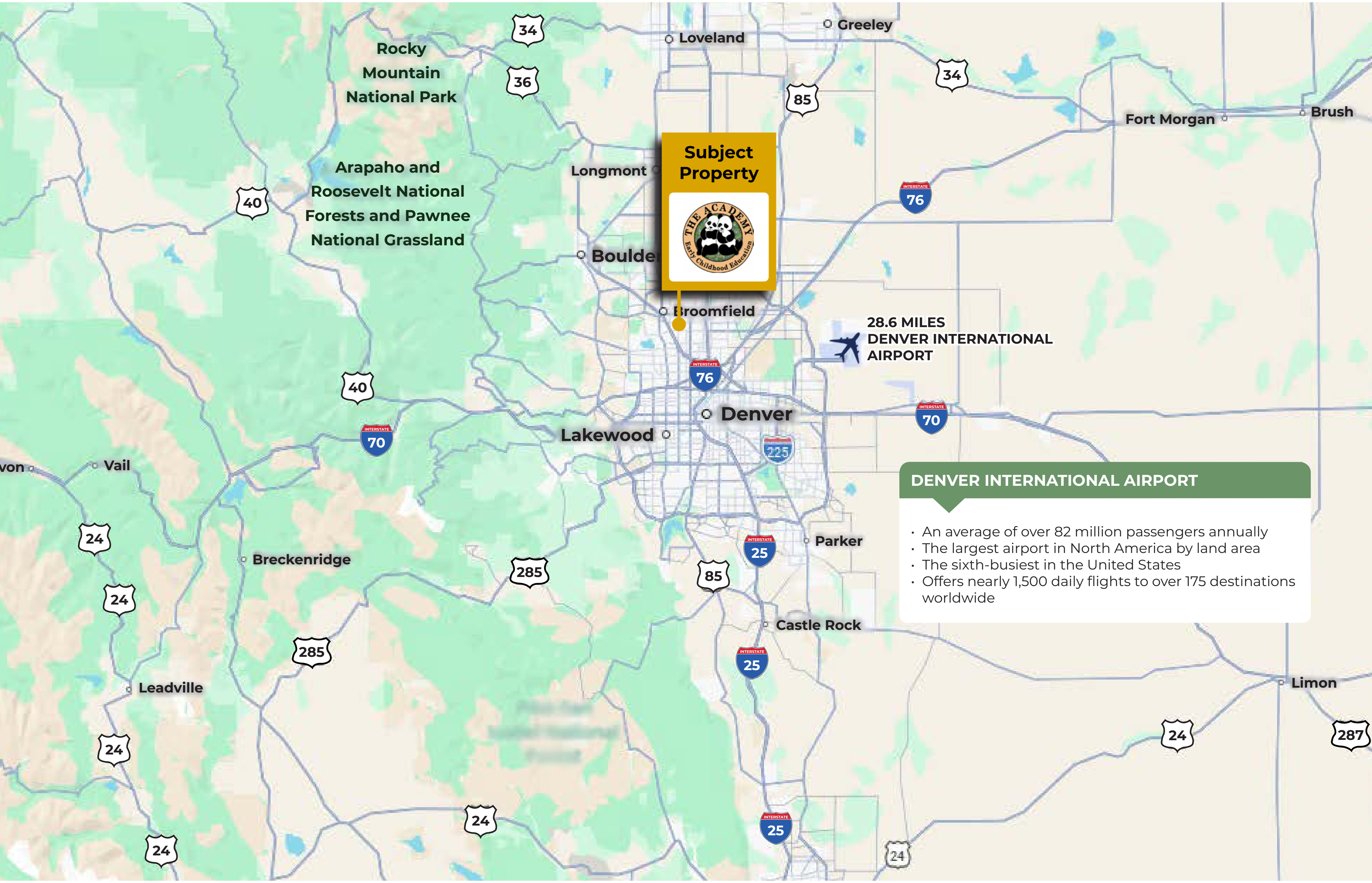
2025 | TOP 20 CORPORATE CHILD CARE COMPANIES

	ORGANIZATION	HEADQUARTERS	CAPACITY (EST.)	# OF CENTERS (EST.)
1	KinderCare Learning Centers	Oregon	200,000	2,400
2	Learning Care Group	Michigan	167,000	1,103
3	Bright Horizons	Massachusetts	115,000	1,028
4	Cadence Education	Arizona	53,400	326
5	Child Development Schools	Texas	46,916*	272*
6	Spring Education Group	California	39,488**	182**
7	Busy Bees North America	Canada	32,784	223
8	Premier Early Education	Illinois	25,000	160
9	**Endeavor Schools**	**Florida**	**22,000**	**110**
10	The Sunshine House	South Carolina	21,000	140
11	Kids and Company, Ltd.	Canada	14,612	159
12	New Horizon Academy	Minnesota	15,673	103
13	Big Blue Marble Academy	Alabama	15,149	83
14	O2B Kids	Florida	14,078	75
15	Early Learning Academies	Virginia	13,294	77
16	Otter Learning	South Carolina	10,500	76
17	The Nest Schools	Florida	9,300	54
18	The Gardner School	Tennessee	7,600	39
19	LLE Educational Group	Virginia	7,000	47
20	Never Grow Up, Inc.	Tennessee	6,613	46

Based on data supplied by the organizations. Data on capacity is total licensed capacity as of January 1, 2025
*Data from January 2024 report. **Data from January 2023 report.

PROPERTY PHOTOS

REGIONAL MAP



DENVER INTERNATIONAL AIRPORT

- An average of over 82 million passengers annually
- The largest airport in North America by land area
- The sixth-busiest in the United States
- Offers nearly 1,500 daily flights to over 175 destinations worldwide

AREA OVERVIEW

WESTMINSTER

- A vibrant Denver suburb situated between Denver and Boulder, with a population of approximately 116,000.
- The redeveloped Downtown Westminster, Orchard Town Center, and Westminster Promenade offer shopping, dining, and entertainment hubs.
- Features 121 trails spanning over 800 miles, the Butterfly Pavilion, and Stanley Lake Regional Park.
- The city has also been named one of the most digital-savvy, cutting-edge communities in the nation, recognized for its extensive use of information technology. Westminster is surrounded by two of the state's most active business corridors, combining a vibrant business community with an active Colorado lifestyle.

DENVER

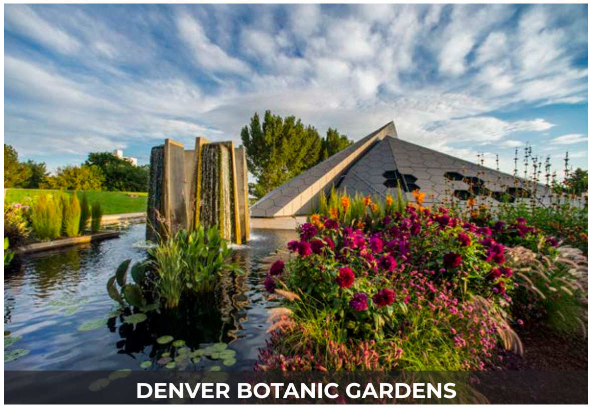
- The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains.
- The eastern and northern reaches of the metro are expected to attract the most future development, as land in these areas is relatively flat and affordable.
- The Front Range is also served by Denver International Airport, the largest airport in the United States by land area.
- Five professional sports teams play in venues within a short walk or drive of Downtown Denver.
- The local arts community is vibrant, and the city's large park system provides relaxing opportunities to enjoy the outdoors.
- The Rocky Mountains keep residents active. Rocky Mountain National Park is less than two hours from the metro, and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek, Breckenridge, and Copper Mountain.
- Denver is home to several prominent universities, ranging from large public research institutions to private liberal arts colleges. The city offers diverse educational opportunities, with major schools like the University of Colorado Denver downtown and the University of Denver located just south of the city center.

ECONOMY

- Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology, and telecommunications.
- Tourism is a significant contributor to the local economy, with roughly 37 million visitors annually generating over $10 billion in spending and supporting more than 70,000 jobs.
- Denver is home to 10 Fortune 500 companies, including Newmont, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group, and VF Corporation.


STANLEY LAKE REGIONAL PARK


REGIS UNIVERSITY


DENVER BOTANIC GARDENS

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	11,782	98,190	260,985
2020 Population	12,994	111,673	290,941
2024 Population	13,323	114,006	294,625
2029 Population	13,597	117,352	302,707
HOUSEHOLDS			
2010 Households	4,109	37,707	100,476
2020 Households	4,676	43,284	112,424
2024 Households	4,884	45,598	117,773
2029 Households	5,037	47,288	121,674
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	80.3%	67.5%	62.5%
2020 Owner Occupied Housing Units	74.2%	61.5%	59.5%
2024 Owner Occupied Housing Units	74.4%	62.0%	59.6%
2029 Owner Occupied Housing Units	74.3%	61.9%	59.5%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	17.0%	28.7%	32.7%
2020 Renter Occupied Housing Units	23.0%	34.3%	36.3%
2024 Renter Occupied Housing Units	22.6%	33.8%	36.1%
2029 Renter Occupied Housing Units	22.7%	33.8%	36.1%
AVERAGE HOUSEHOLD INCOME	**$148,044**	**$132,992**	**$120,008**

AREA SNAPSHOT

294,625
POPULATION (5-MILE)

275,157
DAYTIME POPULATION (5-MILE)

3.8%
POPULATION GROWTH (2025-2030)

$148,044
AVERAGE HOUSEHOLD INCOME (1-MILE)